

## 68 ACRES MANHATTAN ROAD FARM

**18702 W. Manhattan Road**  
**Elwood IL 60421**

**For more information contact:**

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Goodwin & Associates Real Estate, LLC  
is an AGENT of the SELLERS.



**GOODWIN**

<b>County:</b>	Will
<b>Township:</b>	Jackson
<b>Gross Land Area:</b>	68.24 Acres
<b>Property Type:</b>	Farmland with toolshed
<b>Possible Uses:</b>	Former landscape nursery, Agriculture production
<b>Total Investment:</b>	\$1,425,000
<b>Productivity Index (PI):</b>	The PI Index for this farm 126.1
<b>Buildings:</b>	160 X 81 Machine Shed
<b>Utilities:</b>	Heavy electric,
<b>Zoning:</b>	Agriculture



68 acres with frontage on Manhattan road. The parcel is only half a mile east of Rt. 53. Large 160 X 81 Machine Shed with heavy electrical power. Former landscape nursery. Shed was used for truck storage. Good soils for short term income. Many potential uses in an area of industrial development.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 68 Acre Manhattan Road Farm  
**Tax ID Number/APN:** 10-11-15-200-003-0000  
68.24 Acres Jackson Township, Will County Illinois  
**Possible Uses:** Many potential uses. Former tree nursery in an area of tremendous industrial development.  
**Zoning:** Agriculture  
**Sale Terms:** Cash or trade

### AREA & LOCATION

**School District:** Elwood Grade School District 203  
Joliet Township High School District 204  
**Location Description:** Will County is the largest inland port in north america. Great access to Rt. 53 and only 8 miles to I-55.  
**Site Description:** Level to gently rolling farmland. Creek and timber at the rear of the property. Large machine shed, well landscaped with great road frontage.  
**Side of Street:** North side of Manhattan road.  
**Highway Access:** 8 Miles to I-55  
1/2 mile to Rt. 53  
**Road Type:** Asphalt road and only half a mile to Rt. 53  
**Property Visibility:** Very good frontage along Manhattan road.  
**Largest Nearby Street:** Illinois Rt. 53.

### LAND RELATED

**Lot Frontage (Feet):** Approximately 1000 feet of frontage on Manhattan road.  
**Lot Depth:** 2549 feet deep  
**Buildings:** Large newer machine shed 160 X 81 feet. Excellent electrical power.  
**Flood Plain or Wetlands:** Creek and timber found at the rear of the property.  
**Topography:** Gently rolling

### FINANCIALS

**Finance Data Year:** 2014  
**Real Estate Taxes:** Real-estate taxes are \$5,311  
**Investment Amount:** Owner are asking \$1,425,000 or \$20,996 per acre.

### LOCATION

**Address:** 18702 W. Manhattan Rd  
Elwood, IL 60421  
**County:** Will

## MACHINE SHED ON THE MANHATTAN ROAD 68 ACRES





**AERIAL MAP OF MANHATTAN ROAD 68 ACRES**



AERIAL MAP 2 OF MANHATTAN ROAD 68 ACRES

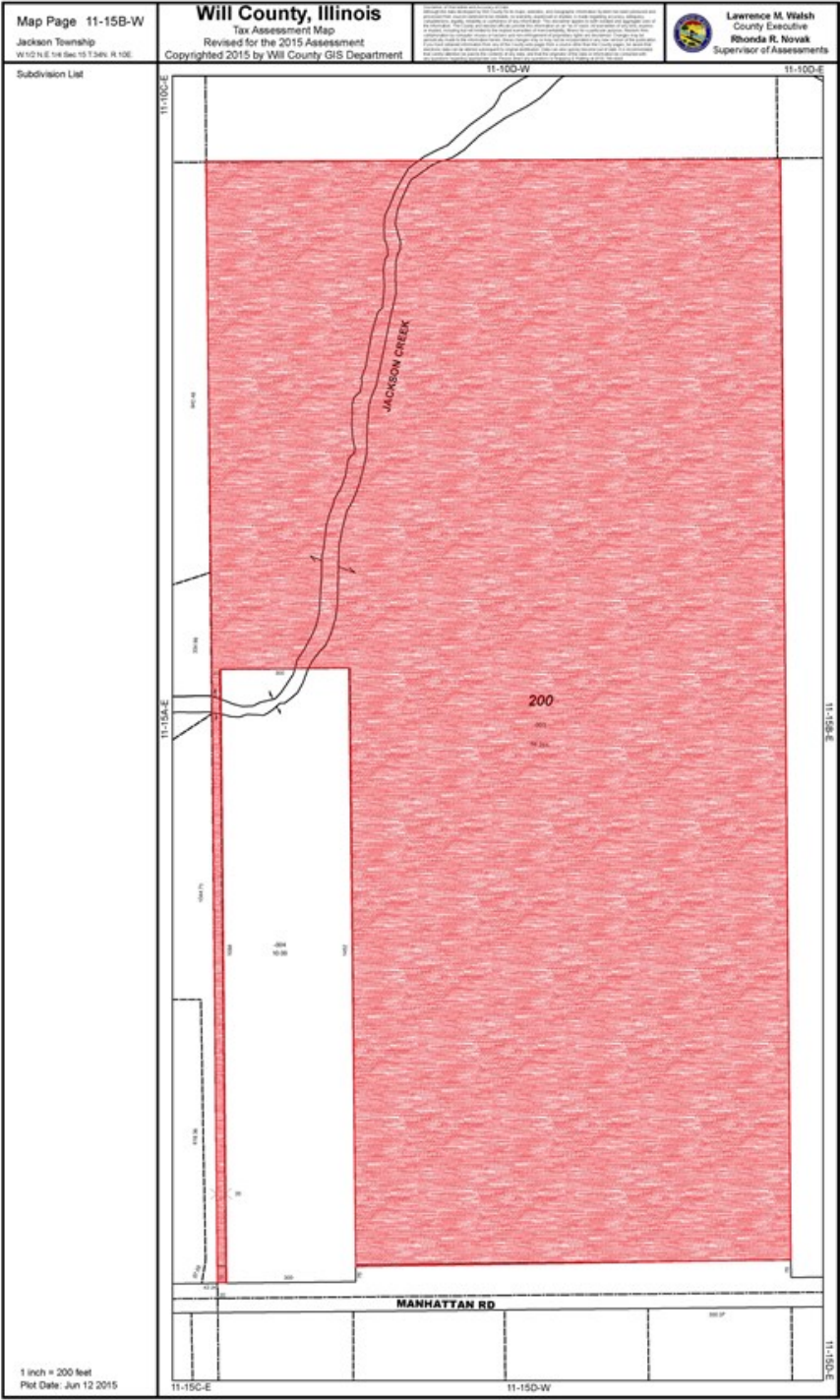




## AERIAL MAP OF ELWOOD & JOLIET INTERMODAL YARDS

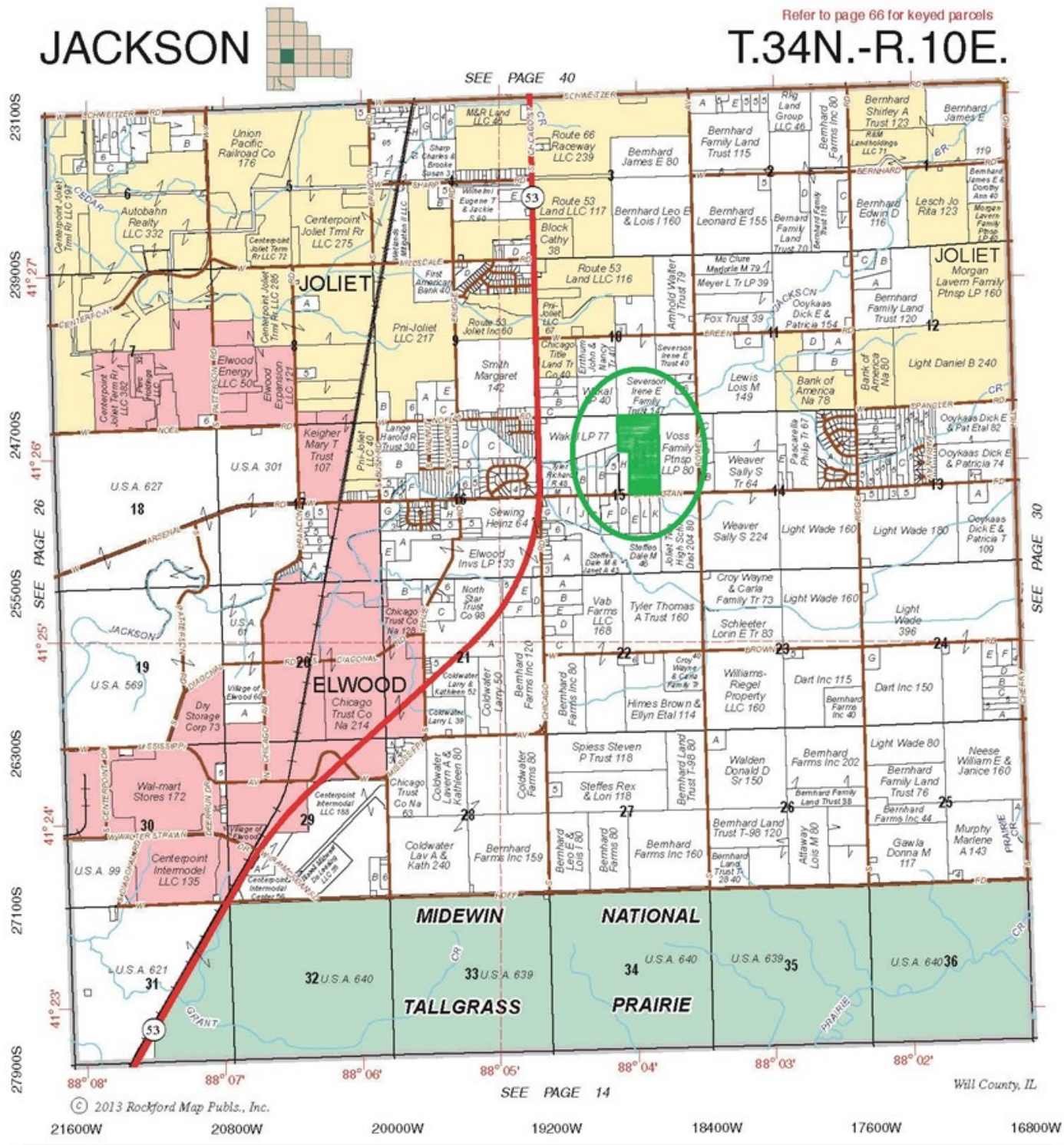


TAX MAP OF 68 AC. JACKSON TOWNSHIP, WILL COUNTY





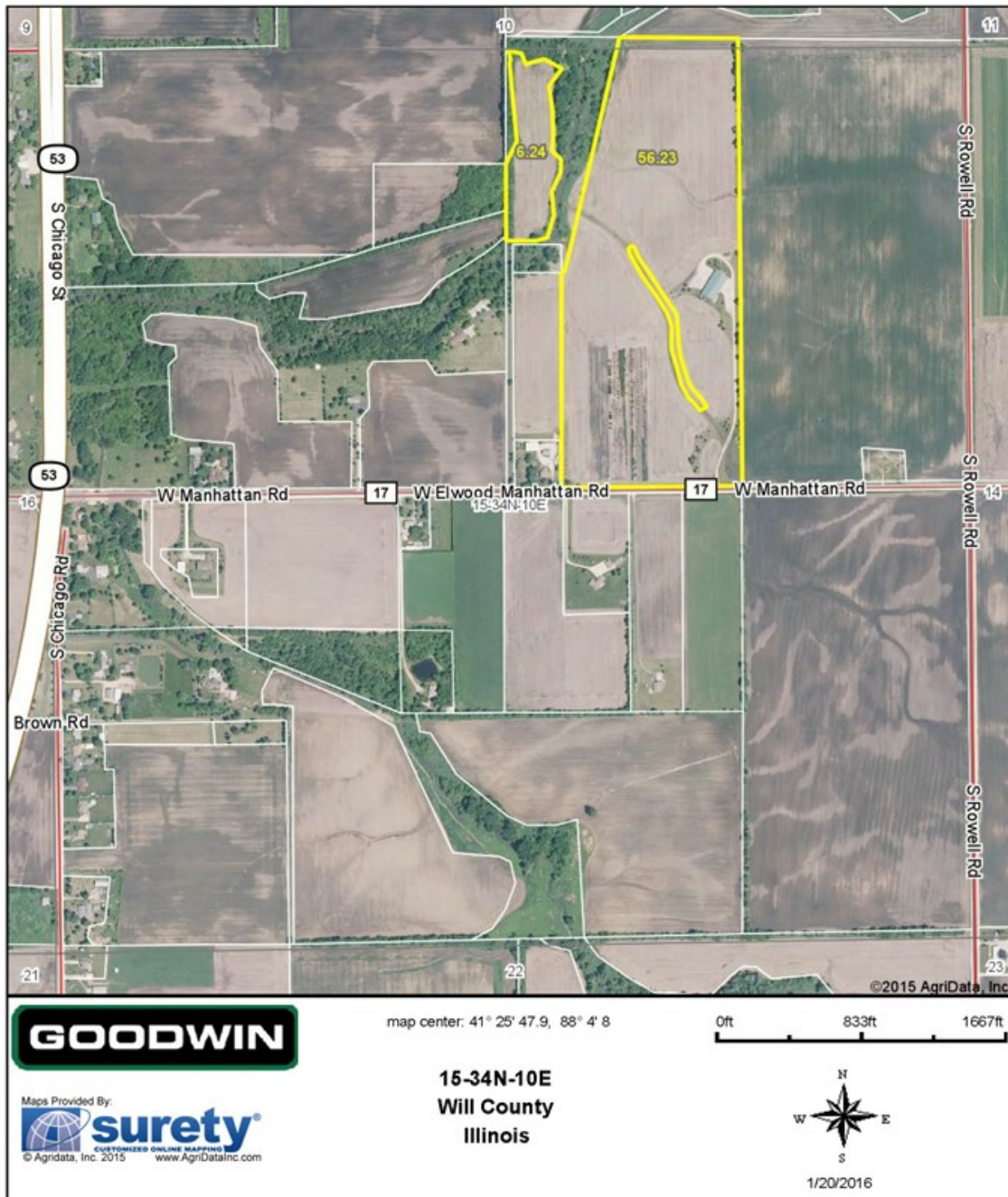
PLAT MAP OF 68 ACRES MANHATTAN ROAD, WILL COUNTY





FSA MAP FOR JACKSON TOWNSHIP 68 ACRES, WILL COUNTY.

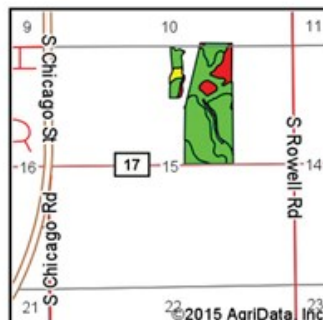
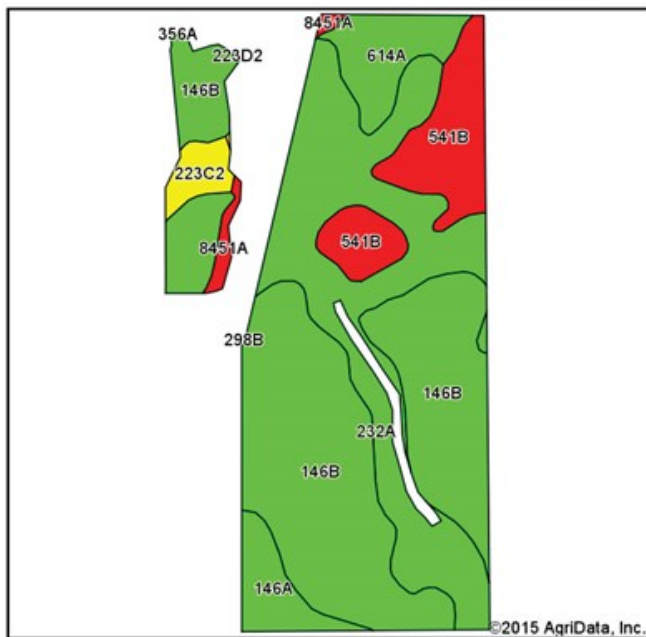
Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

# SOIL MAP FOR 68 ACRE JACKSONTOWNSHIP, WILL COUNTY

Soil Map



State: Illinois  
County: Will  
Location: 15-34N-10E  
Township: Jackson  
Acres: 62.47  
Date: 1/20/2016

**GOODWIN**

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL197, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	27.52	44.1%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	19.78	31.7%		170	56	127
**541B	Graymont silt loam, 2 to 5 percent slopes	6.84	10.9%		**181	**56	**133
614A	Chenoa silty clay loam, 0 to 2 percent slopes	3.66	5.9%		174	57	129
146A	Elliott silt loam, 0 to 2 percent slopes	2.57	4.1%		168	55	125
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	1.40	2.2%		**150	**48	**110
8451A	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	0.70	1.1%		190	61	140
Weighted Average					169.4	55	126.1

Area Symbol: IL197, Soil Area Version: 10

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:  
<https://www.ideals.illinois.edu/handle/2142/1027/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\*c: Using Capabilities Class Dominant Condition Aggregation Method



FRONT PHOTO OF MACHINE SHED



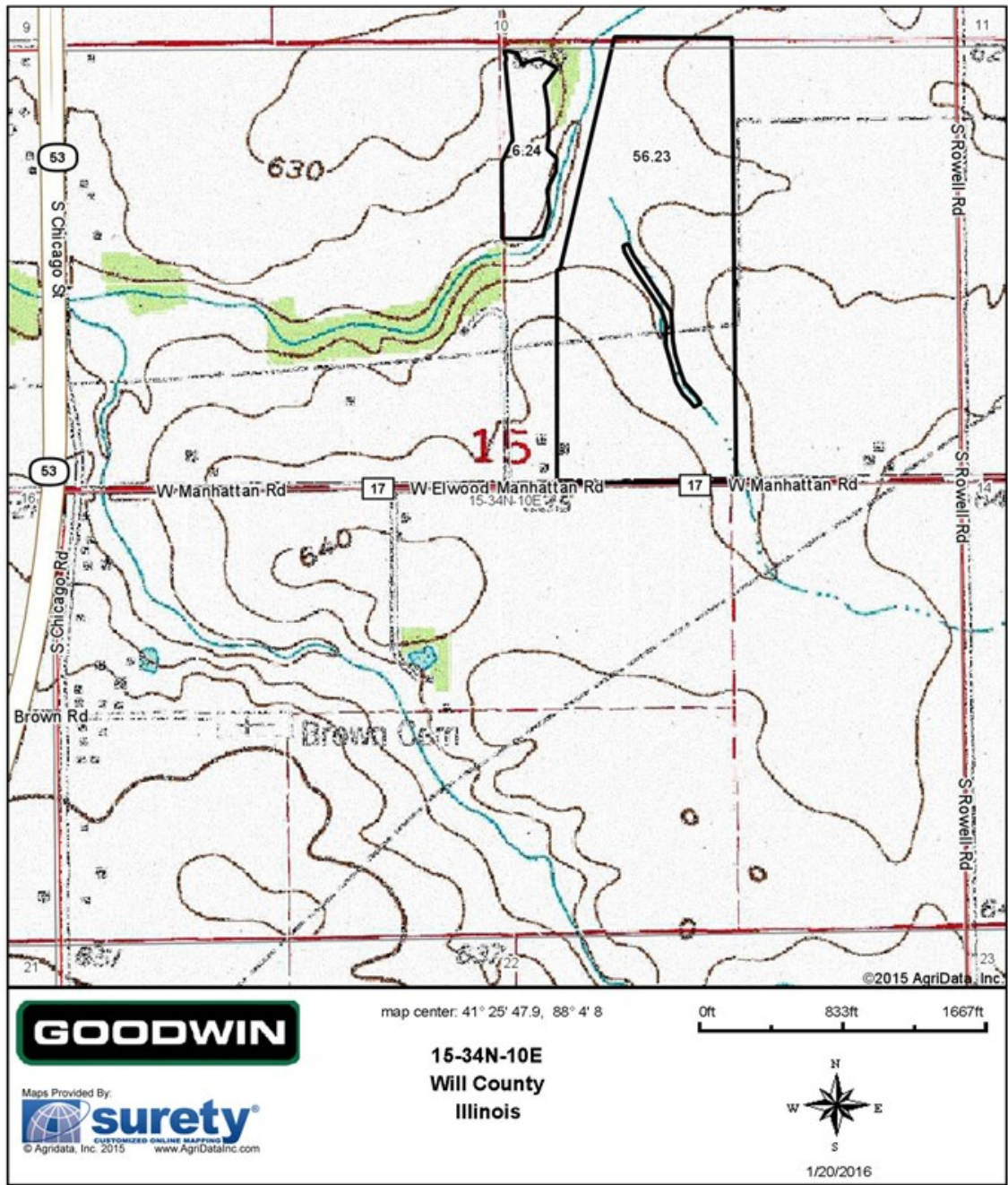
## REAR PHOTO OF MACHINE SHED





TOPOGRAPHICAL MAP FOR 68 ACRES IN JACKSON TOWNSHIP, WILL COUNTY

Topography Map



## MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



## AGENCY DISCLOSURE

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